

054.0

0003

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
966,100 / 966,100
966,100 / 966,100
966,100 / 966,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GROVE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PAULINO STEPHEN--ETAL	
Owner 2: ALLEN LORRAINE	
Owner 3:	
Street 1: 9 GROVE ST REAR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2548 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
8/4/2010	954

ACTIVITY INFORMATION	
Date	Result
10/2/2018	MEAS&NOTICE
5/15/2009	Measured
2/28/2000	Inspected
1/7/2000	Mailer Sent
1/7/2000	Measured
11/1/1981	MS

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.	6630	Sq. Ft.	Site	0	70.	0.89	11	Easemen	-5		411,567			411,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	6630.000	547,200	7,300	411,600	966,100		36437
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18



USER DEFINED

Prior Id # 1: 36437

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

12/30/21 00:30:46

LAST REV

Date Time

10/05/18 09:21:16

apro

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/Ha: 0.15220

Total SF/SM: 6630

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 411,567

Spl Credit

Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	3 Total: 3
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating: Average	3 MAIL BOXES EST UAT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 13	BRs: 4	Baths: 3 HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	
Additions:	1	5	1	
Kitchen:	1	4	1	
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	3	13	4	

RES BREAKDOWN**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	170.00	
Size Adj.:	1.08352602	
Const Adj.:	0.98010004	
Adj \$ / SQ:	180.534	
Other Features:	148000	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	672199	
Depreciation:	125029	
Depreciated Total:	547170	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 180.53
Special Features:	0	Val/Su Net: 140.49
Final Total:	547200	Val/Su SzAd 225.93

COMPARABLE SALES

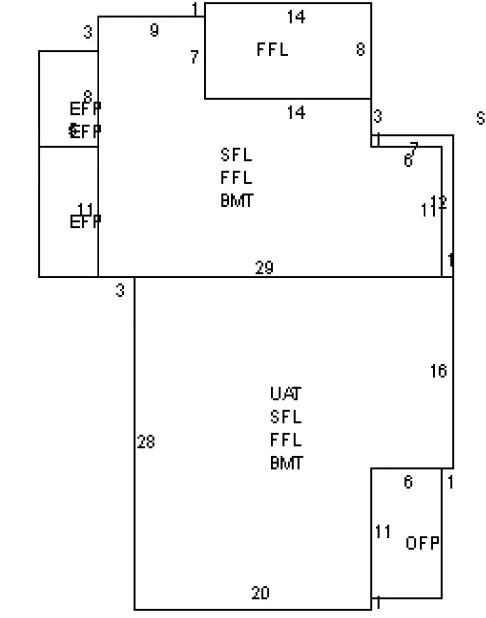
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr: 180.53
Special Features:	0	Val/Su Net: 140.49
Final Total:	547200	Val/Su SzAd 225.93

PARCEL ID

054.0-0003-0006.A

SKETCH**MOBILE HOME**

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	32X20	A	AV	1930	18.91	T	40	105			7,300			7,300

IMAGE**AssessPro Patriot Properties, Inc**